

# Rancho San Diego Towne Center

±1,105 SF OFFICE AVAILABLE  
±8,000 SF PROPOSED PAD WITH DRIVE THRU

NOW OPEN



**FLOCKE &  
AVOYER**  
Commercial Real Estate

**2883-2991 JAMACHA ROAD, EL CAJON, CA 92019**



2883-2991 JAMACHA ROAD  
EL CAJON, CA 92019

# Rancho San Diego Towne Center

→ ±381,000 SF shopping center with primary access from the north and west provided by Jamacha Road (Highway 94), the major arterial linking Rancho San Diego to downtown San Diego to the west and the City of El Cajon to the north.

→ South/east access is provided by Campo Road which links Rancho San Diego to the communities of Jamul and Campo.



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## TENANTS



## VISITS

3.7 Million (06/01/22-05/03/23)

22.2% Growth over 24 months



## TRAFFIC COUNTS

Jamacha Road: ±79,200 ADT

Campo Road: ±21,500 ADT



## AVERAGE HHI

1 Mile: \$74,272

3 Miles: \$99,536

5 Miles: \$78,863



## POPULATION

1 Mile	3 Miles	5 Miles
4,842	58,770	234,493

## DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
3,721	29,410	132,934



CAMPO ROAD/STATE ROUTE 94

JAMACHA ROAD/STATE ROUTE 54



PAD	SUITE	TENANT	SF
1	2983	SleepMor	12,000
2	2987A	Automobile Club	6,480
	2987B	Neighborhood National Bank	3,500
3	2991	Raising Canes	3,267
4	2949	KFC	3,200
5	2935	Carl's Jr.	3,050
6	2903	Mobil Gas Station	2,400
7	2895	Kahoots Pet Store	5,299
8	2887	Discount Tire	6,500
9	2879	Staples	23,942
11	2983A-D	AT&T Mobility	5,181
12	2883E	Ulta Beauty	12,000
13	2883F	Vivid Nails	1,100
	2883G	4G Wireless	1,793
	2883H	Crumbl Cookies	1,322
	2891A-D	Hallmark Cards	3,141
14	2891C	Kung Fu Tea	1,300
	2891D	Supercuts	1,200
2891E-F	2891E-F	Navy Federal Credit Union	3,990
	<b>2891G</b>	<b>AVAILABLE</b>	<b>1,105</b>
15	2899	Albertsons	62,279
16	2907A	Eye Styles of Rancho San Diego	1,800
	2907B	RSD Dental Group and Orthodontics	3,238
17	2911	Target	112,250
18	2963A-C	The Broken Yolk Cafe	3,949
	2963D	Cold Stone Creamery	1,300
	2963E-F	Luna Grill	2,856
19	2951	Edward Theaters	69,000
20	2959A	Rubio's Baja Grill	2,038
	2959B	Hi Shinu	1,000
	2959C	Dickey's BBQ	2,044
	2955	Hooley's Irish Pub	4,050
21		<b>PROPOSED PAD AVAILABLE WITH DRIVE THRU (DIVISIBLE)</b>	<b>8,000</b>

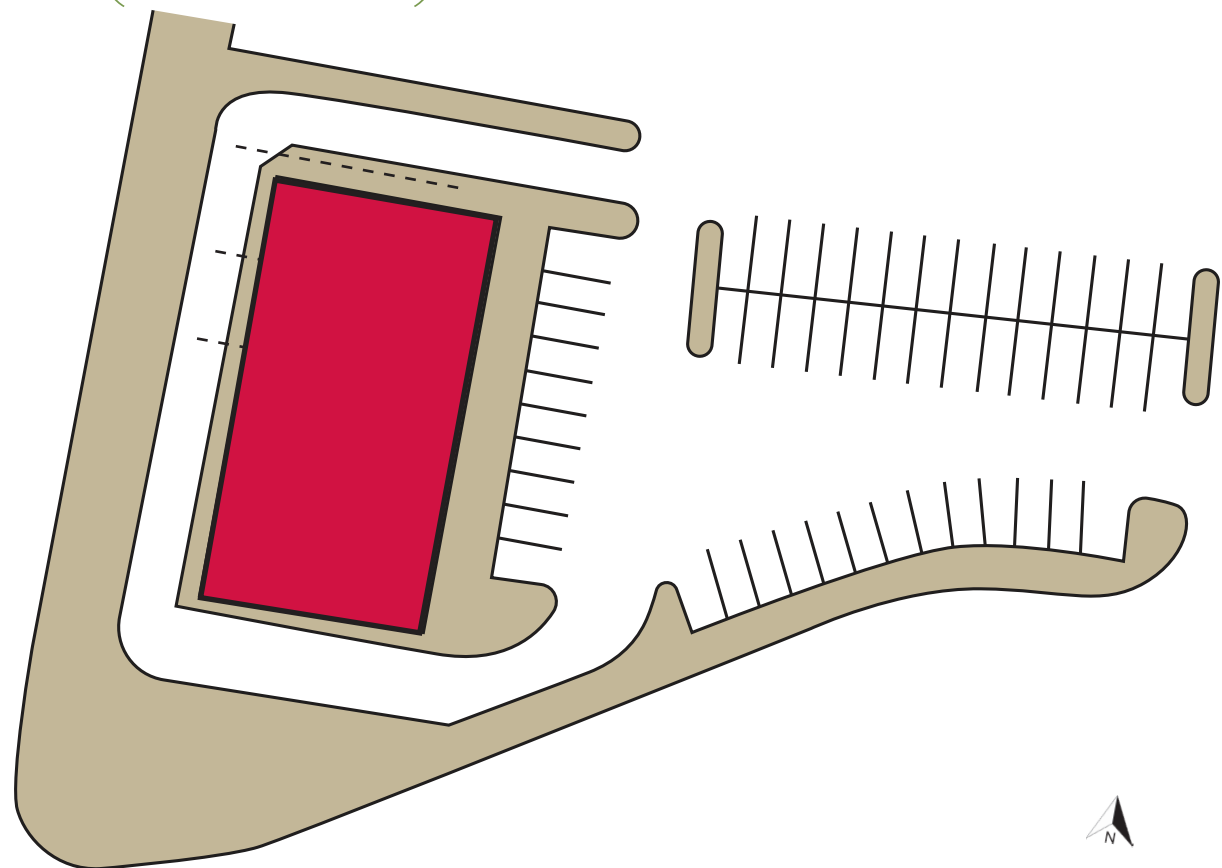




# Proposed New Pad



**±8,000 SF**  
**WITH DRIVE THRU (Divisible)**



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# Aerial

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## \*DISCLAIMER

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2883-2991 JAMACHA ROAD  
EL CAJON, CA 92019

STEWART KEITH  
858.875.4669  
skeith@flockeavoyer.com  
CA DRE No. 01106365

SULLIVAN ROCHE  
858.875.4677  
sroche@flockeavoyer.com  
CA DRE No. 02087932

**FLOCKE & AVOYER**  
Commercial Real Estate

6165 Greenwich Drive, Suite 110  
San Diego, CA 92122  
619.280.2600  
www.flockeavoyer.com